



David B. Cohen
Mayor

CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development
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DATE: June 19, 2009

TO: Alderman Carleton P. Merrill, Chair and
Members of the Real Property Reuse Committee

FROM: Michael Kruse, Director of Planning and Development

SUBJECT: #160-09 DIRECTOR OF PLANNING & DEVELOPMENT requesting
discussion of potential redevelopment of a block of land bounded by Willow,
Centre and Lyman Streets, to include the existing 60,850 sq. ft. Fire
Department headquarters and Station #3 site.

CC: Board of Aldermen
Mayor David B. Cohen
Sanford Pooler, Chief Administrative Officer
Joseph LaCroix, Fire Chief
Eileen McGettigan, Assistant City Solicitor

The purpose of this docket item is to begin the discussion with you regarding the possible reuse and redevelopment of the City's real property, occupied by the Fire Department headquarters and Fire Station #3, included within the block of land bounded by Willow, Centre and Lyman Streets in Newton Centre. Following our presentation on Tuesday evening, I would ask the Real Property Reuse Committee to take a straw poll indicating either support for or against taking the necessary next steps to further our study of the opportunities and constraints to redevelopment of this block of land for a mixed-use project to include a new fire station and headquarters building. At the conclusion of our further work, some months from now, I would expect to report back to this Committee and, if the Fire Chief is prepared to declare the City's 60,850 sq. ft. Fire Department headquarters and Station #3 site is available for potential redevelopment, would ask the Committee to consider the appropriateness of the redevelopment of this land subject to the provisions of Section 2-7.

Attached to this memorandum you will find a copy of a document provided to me by Russel Feldman and Anatol Zuckerman, Architects, and Nino and Giancarlo Micozzi (*owners of the privately owned parcel that includes a beauty salon at the intersection of Centre and Willow Streets*) that provides an overview of the so-called "Firefighters Triangle" project in Newton Centre – ***Proposal for a public/ private enterprise to create a mixed-use development that would include a new fire station and headquarters, a public/private parking garage, new commercial/retail spaces with housing above the first floor on a combined 2.3 acre site.*** This proposal is an outgrowth of the work conducted by the Newton Centre Task Force and is

designed to incorporate the principles of Smart Growth. A copy of the TBA Architects, Inc. and Archihart Associates Site Plan/ Phasing Plan, revised May 11, 2009, is also attached for your information and review prior to the Committee's discussion of this item.

If you have any further questions regarding this subject, please let me know. Thank you.

TBA Architects and Archiart Associates

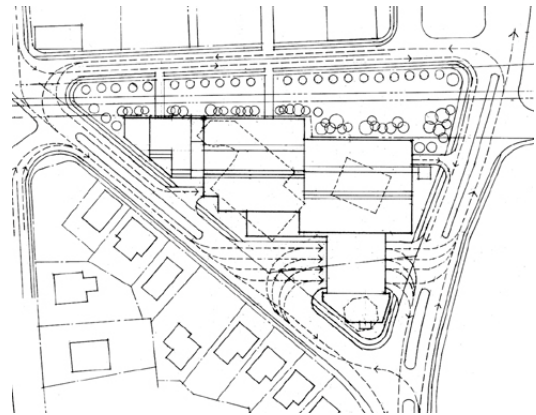
Russel Feldman and Anatol Zukerman, Architects

Nino and Giancarlo Micozzi

Firefighters Triangle project in Newton Centre

This proposed project is located on a triangular city block between Centre, Lyman and Willow Streets in the heart of Newton Centre Village. The 2.3 acre site includes a private parcel with a beauty salon at the intersection of Centre and Willow Streets, land owned by the City containing Fire Station 3 and the Newton Fire Department Headquarters buildings, and a parcel along Lyman Street owned by the MWRA. Both City buildings badly need refurbishing, especially the fire station which is scheduled for a \$3 million major renovation in 3 years.

We propose a public/private enterprise to create a mixed-use development including a new fire station, a public/private parking garage, residential and commercial spaces. The design and construction of the fire station will be privately funded in exchange for the right to build approximately 100 housing units and 50,000 sf of commercial space. The cost of the parking garage may be split between private and public funds, in accordance with the spaces required for the private residences and those available for the public, presently estimated at 168 spaces.



The parking garage is designed to allow the accommodation of the displaced parking in the Central Triangle located 500 feet to the South, in accordance with the Newton Centre Task Force report. This report identified a community consensus to turn the existing central parking lot into public green space. Further, we propose to raise the MWRA property to the level of Lyman Street and maintain it as open and green space making Lyman an active commercial street.

Our proposal adapts Massachusetts Smart Growth criteria including proximity to public transportation, reuse of previously developed land, land uses preferred by the community and enhancement of the natural environment. We plan to follow the environmental standards published in the Newton Centre Task Force report including green roofs, the use of environmentally friendly materials, renewable energy sources, rain water collection and energy efficient utilities.

The Newton TAB recently published a general description of the project and it received several favorable responses from our Newton neighbors.

We look forward to developing this proposal in greater detail and presenting it to the Newton community and government.

Firefighters' Triangle

